

MINUTES
Homestead Inland Joint Planning Commission
Homestead Township Hall
June 18, 2014

1.) Call to Order

Meeting was called to order by Chair Lehn at 7:01 PM.

The Pledge of Allegiance was recited.

Roll Call: Dan Moore, Fred Poynor, Sean Lehn, Dale Jeske, Richard Fast, Cathy Demitroff, Christy Andersen, and Mary Miller were present. Roger Hubbell was excused

Other Staff present: Roger Williams, Zoning Administrator and Sara Kopriva, Recording Secretary.

There were 8 members of the public present.

2.) Agenda

Motion by Miller and seconded by Demitroff to approve the agenda as presented. Motion carried unanimously.

3.) Approval of Minutes

Motion by Miller and seconded by Demitroff to approve the minutes as with corrections. Motion carried unanimously.

4.) Public Input

Public input was opened at 7:03 PM. The Chair read the rules aloud. There was no public input.

5.) Close Public Input: at 7:04 PM

6.) New Business:

a. Site Plan Review for Fresh Winds Christian Community

Williams reviewed the packet information for the minor site plan review. An emergency services letter was handed to the board.

The applicant presented the plan to convert the veterinary clinic into a church and school. At this time, there will be an addition for the worship area and renovations for bathrooms. The school would happen in the future, possibly 2015 but is part of the second phase. They are creating a parking lot with 109 parking spaces.

There was discussion about parking lot, drive around the building and MDOT. The applicant is still working on signage. Currently only wall packs are proposed for lighting.

The application was found to be complete.

The Board went through the Criteria for Review and Finding of Facts:

1. That there is proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Townships or the County Road Commission.

Miller stated that there should be a deceleration lane and passing flare for turning traffic.

Motion made by Miller and seconded by Fast to accept finding with condition that it meets MDOTs requirements for turning. Carried unanimously.

2. That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects therefrom upon owner and occupants of adjacent properties and the neighborhood.

Miller asked about barrier free.

All agreed that this standard has been met.

3. That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.

All agreed that this standard has been met.

4. That any adverse effects of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing or landscaping.

There was discussion about parking in the setback and headlights shining on neighboring properties.

6 members agreed that this standard has been met. 2 members did not agree that this standard has been met.

By majority agreement, this standard has been met.

5. That all provisions of this Ordinance are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

No variances are being requested. This standard is not applicable.

6. That all buildings and structures are accessible to emergency vehicles.

All agreed that this standard has been met.

7. That the plan as approved is consistent:
a.) To encourage the use of lands in accordance with their character and adaptability.

All agreed that this standard has been met.

b.) to avoid overcrowding of population.

All agreed that this standard has been met.

c.) To lessen congestion on the public roads and streets to reduce hazards to life and property.

MDOT application is pending. Will have to meet MDOT requirements.

All agreed that this standard has been met.

d.) To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements.

There was a brief discussion about septic. Health Department review will be required.

All agreed that this standard has been met.

e.) To conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties.

There are no public funds so this standard is not applicable.

f.) To preserve property values and natural resources.

All agreed that this standard has been met.

g.) To give consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.

All agreed that this standard has been met.

8. That a plan for erosion controls and storm water discharge has been approved by appropriate public officials.

This is pending.

All agreed that this standard has been met.

Motion by Andersen and seconded by Miller to approve this site plan as presented with the condition require approvals from MDOT, Health Department, and Soil Erosion are obtained. Motion carried unanimously.

b. Ryan Road Tourist Cabin

Williams explained that he had received an inquiry into putting a 6 rental cabins on a 10 acre piece of property. The Zoning Ordinance does not permit this type of use but may qualify as a campground.

There was discussion by the Commission. It was determined that this use was not a campground but the property could be split into 2 properties and a duplex built on each property.

7.) Old Business

a. Payment Vouchers

Motion made by Miller and seconded by Andersen to pay vouchers present tonight.
Motion carried unanimously.

8.) Reports

a. Homestead Twp Board – Dan Moore

Township approved the change to the commercial land use fee. Approved funding for gravel on Valley Rd. The Board is holding off on hiring a Fire Chief as discussions have begun on a possible combined Inland-Homestead Fire Department. There is equipment and furniture for sale on the Township website. The Township Board meetings have been changed to Mondays at 6 PM.

b. Inland Twp Board report – Mary Miller

Township approved the change to the commercial land use fee. Obtained a thermal imaging camera for the Fire Department. A ZBA alternate was appointed. The Fire Department was at the Lake Ann school for an educational/community event. The parks 1st baseball/softball diamond is in.

c. Zoning Administrator

Williams handed out updated Zoning Ordinance sections based on the ZBA decision about smoke.

ZBA approved the variance for a land split at its last meeting. Gave an update on Walts Smokehouse.

9.) Open Public Discussion:

There was none.

10.) Close Public Discussion

11.) Planners Moments:

Postponed to next meeting

12.) Board go around, discussion/announcements

Moore stated that the Township purchased some playground equipment for Homestead Park.

13.) Adjourn

Being no additional business, Lehn adjourned the meeting at 8:02 PM.

Respectively submitted by Sara Kopriva